



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587.3225

www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF AVAILABILITY

MRM Private Amendment Request Draft Supplemental Environmental Impact Statement

Notice is hereby given under KMC 24.02.130 and WAC 197-11-455 that the City of Kirkland is issuing the MRM Private Amendment Request (PAR) Draft Supplemental Environmental Impact Statement (Draft SEIS).

Description of Proposal: The MRM PAR would amend the Kirkland Comprehensive Plan and Central Business District 5 (CBD 5) zoning to allow more intensive development. The Municipal Code Design Guidelines pertaining to CBD 5 may also be amended. The proposed amendment would allow eight stories in building height (100 feet) rather than five stories (67 feet) as currently permitted. It could also allow more intensive residential use, which is currently limited to 12.5% of the gross floor area for the MRM site (KZC 50.35.110).

Environmental Topics and Alternatives: The Draft SEIS includes the following topics:

- Land Use Patterns
- Relationship to Plans and Policies
- Population, Housing, and Employment
- Aesthetics
- Transportation
- Public Services
- Utilities

A report on fiscal and economic issues is also provided in an appendix to the SEIS.

For each topic of the Draft SEIS, the proposal and alternatives are evaluated. The Draft SEIS evaluates a large number of alternatives to test a variety of outcomes and provide comprehensive information to City officials and citizens about the environmental effects of the proposed PAR. These include office and residential use, both on-site and off-site, and different building heights. In all alternatives, ground floor retail is assumed with either office on upper stories or residential uses on upper stories.

In 2010, the MRM site was part of an alternatives analysis for the Parkplace development site, which is located immediately north of the MRM site: *Comprehensive Plan Land Use, Capital Facility, and Transportation Amendments and Zoning and Municipal Code Amendments Final Supplemental Planned Action Environmental Impact Statement* (Final SEIS) (City of Kirkland, 2010).

Proponent: MRM Kirkland, LLC

Location of Proposal: The MRM site is located at 434 Kirkland Way, and is 74,200 square feet (1.7 acres) in size. The site currently contains an office building of 21,258 square feet and surface parking.

Comment and Review: The City has established a 30-day comment period on this Draft SEIS, and is requesting comments on the Draft SEIS from citizens, agencies, tribes, and all other interested parties from **October 17, 2013 to November 18, 2013 at 5:00 pm**. Refer to File No. ZON11-00006 & SEP13-00554.

All written comments should be directed to:

Angela Ruggeri, AICP, Senior Planner
Department of Planning and Community Development
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033
aruggeri@kirklandwa.gov

Public Meeting: To obtain comments on the Draft SEIS and proposed amendments the Planning Director and Planning Commission meeting will be held on **Thursday, November 14, 2013 at 7:00 p.m.** City Hall Council Chambers, 123 5th Avenue, Kirkland, WA 98033

The City may also conduct study sessions before and after the meeting. Please see the City website for the Planning Commission schedule and any updates:

http://www.kirklandwa.gov/depart/planning/Planning_Commission.htm

Document Availability: Hard copies of the Draft SEIS are available for review at the Planning Department at City Hall, 123-5th Ave and at the downtown Kirkland Library, 308 Kirkland Ave. The document is posted on the City's Web site at http://www.kirklandwa.gov/depart/planning/Code_Updates/PAR/MRM.htm. The purchase price of a copy of the Draft SEIS is based on reproduction costs of printed documents or compact discs.

SEPA Responsible Official:

Responsible official: Eric R. Shields, care of Angela Ruggeri
Position/Title: Director, Department of Planning and Community Development
Email/Phone: eshields@kirklandwa.gov (425) 587-3226
Address: City of Kirkland, 123 Fifth Avenue, Kirkland, WA 98033

**MRM PRIVATE
AMENDMENT REQUEST
ZON11-00006**

A 7B

CBD 7

CBD 5A

STUDY AREA

PLA 5

P
**Peter Kirk
Park**

434 KIRKLAND WAY

CBD 5

PUD

RM 2.4

PUD

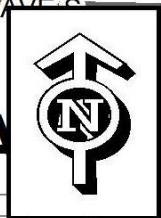
PR 2.4

PUD
Parkside

CBD 3

PLA 6J

RS 8.5



PUD

RM 3.6 (2)

PLA 6D

3RD AVE S

4TH ST S

2ND AVE S

YE S

LA

CENTRAL WAY

2ND AVE

KIRKLAND

KIRKLAN

4TH